

THOUGHT ONE COMPANY HAD INSIDE TRACK

I was one of the contractors who figured on the Insane Asylum specifications with intent to put in a bid. I was figuring with Lucas Bros., they to have the woodwork and I to have the concrete work. I found the specifications were so unfair in favor of the concrete construction and against the brick construction that it was useless to put in a bid for a brick building.

I have read the statements made by John Walker and Fred Harrison concerning the specifications for the Insane Asylum and I agree with them, with the exception of two or three minor points. For example: I think that the equivalent of strength of a 10 inch concrete wall is a 13 inch brick wall. I am firmly of the opinion that the walls called for in the brick specifications are entirely too thick.

As to the difference between the door and window casings in the concrete and brick specifications which Mr. Harrison speaks of, I do not know, as that was woodwork and I was figuring on the concrete only.

I think that concrete which has been put under pressure has somewhat more tensile strength than concrete which is hand-tamped only, but the strength of the hand-tamped material is ample for this building.

There is a difference of opinion in scientific publications on many questions concerning concrete. One of these points on which there is difference is whether it can be made water-proof. My opinion is that hand-tamped concrete can be made entirely water-proof if there is a coat of good cement plaster put on carefully.

When I was figuring on this contract I got figures from the States on a power press with which to make the blocks in question. The figure quoted me was \$8,538 delivered in Honolulu, in addition to which there would be the cost of setting it up. I might have reduced this somewhat by leaving out some parts. This machine I had to figure into the cost of the job in my bid. I do not know whether the machine could have accomplished the work that its makers claim for it; the moulds were different and some experimenting would have to be done to make the blocks called for in the specifications called for in the Asylum contract as they are much larger than the blocks made by the machine in question.

A machine constructed to make one size of blocks cannot be adapted to making larger sized blocks by simply changing the moulds, because the pressure required would be increased pro rata with the increased area of the blocks, and increased pressure would require an increased size of the machine.

Another point not spoken of by Mr. Harrison or by Mr. Walker, in which there is an inconsistency between the plans and the specifications, is that the elevation plan shows a certain number and size of blocks, which does not correspond to the detail size of blocks. In other words the blocks made according to the detail will not fit the wall shown as a whole. There are a number of other points of this kind which I do not recall, which make the plans and specifications otherwise uncertain and difficult to figure on.

A \$500 hand-tamping machine will make blocks that will make a perfectly good building and will save the cost of the expensive machine which will have to be furnished under the present specifications, which adds just this much to the cost of the building.

If the American-Hawaiian Engineering & Construction Company is allowed to use hand-tamped concrete blocks, they can make a good building and there will be a good profit in it for them at the figure they have bid. If they are permitted to ignore the pressure clause, however, it would be a variation from the contract and be unfair to the other contractors who were compelled to estimate upon a power press for making the blocks. I should certainly get an injunction to prevent the present contractors from building the Asylum with hand-tamped concrete, even if the Government allowed them to do so, as, if the building is to be built with hand-tamped machinery, it is no more than fair that all the contractors be allowed to bid on that basis.

I knew, in a general way, as did all the building contractors in Honolulu, that the Concrete Construction Company had a machine claimed to have been invented by Mr. Pinkham, which they intended to use in connection with making these blocks. This machine was not available to any other contractor. It was never offered to me or any other contractor that I know of.

I believed that the specifications were drawn for the purpose of giving the Concrete Construction Company the inside track on the contract and went to Mr. Howland, the Assistant Superintendent of Public Works, about it. He replied that he did not think so, and no changes were made.

I did not bid because I was so thoroughly convinced that the Concrete Construction Company had the inside track that there was no use for me to put in a bid. The fact that the American-Hawaiian Engineering & Construction Company bid on the contract had nothing to do with my not bidding, as I did not know they were going to bid until they filed their bid just before the bids were opened.

I consider the specifications as a whole to be thoroughly unfair to the contractors. There was no opportunity for fair competition, although I think that the ignorance of the architect is responsible for a number of the deficiencies and unnecessarily expensive features thereof.

(Signed.) L. M. WHITEHOUSE.

MORGAN HAD NOTHING TO DO WITH M'BRYDE BONDS

"I had nothing whatever to do with McBryde stocks or bonds on my visit to the Coast," said J. F. Morgan last evening shortly after his return from San Francisco per the steamship Sierra. "I went to the Coast on business of a purely private character."

"The upward tendency of Hawaiian sugar stocks has had the effect of Honolulu money going to the Coast to recall what stocks can be procured there. There has been an apathy in San Francisco regarding Honolulu stocks, but since the local demand for stocks there, the Coast people want them. It has been a good thing for Hawaii."

"The sugar dealers war will not have much effect. The fact that Irwin, the agent for the Honolulu plantation which is refining its sugar, will retain the agency is sure to settle that matter shortly. "People on the Coast believe that the high price for sugar will rule for at least a year."

"There was some talk before I went away from here about McBryde bonds, but there were certain conditions, and these not being settled, I had nothing whatever to do with them after leaving."

METROPOLITAN MEAT CO.'S ULTIMATUM TO GRAZERS

The meetings of the Hawaiian Live Stock Breeders' Association which have been held almost continuously since Saturday noon, and which ended yesterday at 1 o'clock, have been executive sessions.

The cause of the meeting was an ultimatum by the Metropolitan Meat Company, Limited, that after January 1st, 1905, they would pay no more than nine cents instead of ten cents, as formerly, for the best beef furnished them by the graziers.

Upon an exhaustive examination, made by the Executive Committee of the Live Stock Breeders' Association, it was ascertained that the Metropolitan Meat Company was sustaining heavy losses in its retail beef business; and it was suggested that if the Metropolitan Meat Company should go out of the retail business and confine itself to the wholesale and jobbing departments the price to the consumer could be materially reduced without making it necessary for the grazer to submit to the cut in his price.

It was shown that the wholesale price of beef, at the present time, is less than what would have to be paid for imported beef of the same class from San Francisco, because the by-products from the beef slaughtered by the Metropolitan Meat Company from the graziers became the property of the Meat Company. This profit from the by-products is equal to a little over two cents per pound of the carcass at the slaughter house. Adding these two cents to the price of California beef, plus the cost of cold storage freight would bring the cost of California beef over and above that which has heretofore been paid for Island products considering the by-products as above set forth.

The Metropolitan Meat Company by confining itself to the wholesale and jobbing business (thereby eliminating a large loss in its retail establishment) will be enabled, after reserving a fair investment on the capital of the Company, to sell beef at figures which will result in a material reduction to the consumer. The consequent stimulation in the consumption of beef will benefit the graziers.

This morning the personnel of the directorate of the Metropolitan Meat Company was changed by the acceptance of the resignations of William G. Irwin, Cecil Brown and Paul Isenberg in order to give place to the following representatives of active grazing interests: Fred W. Wundenberg, Robert W. Shingle and Alfred W. Carter. L. L. McCandless, G. J. Waller, F. M. Swanzey and S. M. Damon of the old board retained their offices.

It is proposed to call a meeting of the stockholders of the Metropolitan Meat Company in the near future to consider the above suggestions made to the Company by the Live Stock Breeders' Association.

The raisers of beef for the Honolulu market are practically unanimous in their desire to stimulate the consumption of beef. Their objection to the program as above proposed by the Metropolitan Meat Company was as to the method to be pursued. A reduction of one cent by the Meat Company to the grazer with a reduction of only one cent by the Meat Company in its retail department to the consumer, it is estimated, would increase the consumption not more than 240 head per year, an immaterial increase. Cutting off the large loss in the Metropolitan Meat Company's retail business, will make it possible for the Company, doing a wholesale business, to sell its beef just so much cheaper to the consumer through the small retailer. There is every reason to believe that the readjustment of things as above outlined will be a benefit to the graziers, to the stockholders of the Metropolitan Meat Company and to the beef eating population of Honolulu.

VERY GRAVE PROBLEM TO DIVIDE THE CASH

The statement of the receipts and expenditures of the entire Territory classified by islands and districts has been sent by Governor Carter to the Accounts Commission and that body will shortly begin to hold meetings to consider the form of revenue bill that will be presented at the ensuing session of the Legislature.

This commission, appointed by the Governor, consists of Senator L. L. McCandless, Representative W. W. Harris and Mr. R. H. Trent, who is not a member of either house. Its purpose is to discuss the advisability of a revenue measure that will, as nearly as possible, adjust the appropriations for the several islands proportionately to the revenue received. It is doubtful whether this can be done altogether, but it will be the business of the commission to submit estimates and find out how far the plan is feasible.

Further than this the commission will differentiate between matters whose expense should be borne by the several islands and others, which should properly fall upon the Territory as a whole. For instance, it would be manifestly unfair to charge the whole expense of the settlement upon Molokai on Maui, Molokai and Lanai, although the settlement itself is in that division.

Again, the matter of the apportionment of the school funds will be taken up. There are many districts in the Territory where there would be no school at all if the expense of keeping the school open were borne in large part by the people of the district, nevertheless it will not be denied that all children of school age in an American Territory are entitled to full educational privileges. This is a problem that meets even mainland communities, but it is solved there usually by the manner of the appropriation of the State school fund, which is separated altogether from the county school fund, the counties levying a school tax by their boards of supervisors.

Another problem may arise out of the proposed plan of county government—that is to say, if county government is agreed upon by any bill which

may pass the Legislature. This may be met by a division of the taxes levied between the Territory and the county officials, and then the question will come up as to whether the limit of taxation allowed under the law will furnish enough cash to keep both Territorial and county governments running. It may be, indeed, that the Accounts Commission will block county government altogether, if the County Accounts Commission itself does not block it. But that is a matter to be settled later.

One thing is certain, if the islands are to have the tax money and other public funds divided among them in proportion to the amount contributed by each, some of the islands will not receive nearly so much as they do now in the way of public improvements. On Hawaii, for instance, it would be found that there is a shortage of something like \$150,000 when the matter was considered on that basis. That is, Hawaii costs the Territory a good deal more than is paid into the Treasury from the island, and gets much more than its proportionate share of appropriations.

Still another thing that would probably be considered as a general charge by the Accounts Commission would be the expenditure made by the Board of Health, in which the people of all the islands are interested alike. In like class would be the expenditures that might be made for the Agricultural Experiment Station.

It will be seen from all this that the Accounts Commission has its work cut out for it if it is going to draft a bill that will be acceptable, and at the same time keep equal and exact justice. The views of local statesmen run somewhat largely to appropriation, and their people expect them to get the money. The point is to whether any other locality gets what is coming to it. It is too often a minor consideration. It will be a part of the difficult task of the Accounts Commission to devise a system of compromises that will be acceptable. If it also knocks out county government for the time being, well, no taxpayer is going to weep about it.

BEARDSLEE TO SLATTERY

(Continued From Tuesday)

Lieut. J. R. Slattery, U. S. Eng. Corps: Sir: Referring to your conversation relative to the best methods and materials for the construction of buildings suited to the tropical climate of the Hawaiian Islands, I make the following resume as requested by you.

GENERAL REMARKS.

The maximum temperature at or within several hundred feet of sea level is 84 degrees and the minimum, seldom reached, however, 54 degrees. The average annual temperature is 74 degrees. There is at times considerable humidity, but no fogs. The rainfall varies in a marked degree according to location. Trade winds are quite steady. Outdoor life is possible, desirable and common the entire year. All habitations are or should be provided with very wide verandas (locally called lanais), arranged to be protected at will on the windward side. The Hawaiian Islands are entirely free from storms or earthquakes common in many other tropical countries.

LOCAL BUILDING MATERIALS.

Lumber—This material is not produced on the islands, as there are no forests that can be utilized, save a limited supply of hard and fancy woods.

Brick—There are practically no suitable clays for the manufacture of a good quality of brick, and all attempts have produced only an inferior quality not acceptable to builders.

Rock—All Hawaiian rock is volcanic. It is very porous and must in every instance be backed by brick and cement to prevent penetration of moisture. When heated and subjected to a stream of water it immediately crumbles, hence has no fireproof or fire-resisting qualities. It is too costly for general use.

Sand—All natural Hawaiian sand is of coral origin, contains a large per cent of lime and the grains are round and smooth. Hence it is very inferior for mortar or cement owing to the absence of sharp angles and faces, as well as to the presence of the lime.

IMPORTED BUILDING MATERIALS.

Lumber—Is mostly imported from Puget Sound and is quite expensive.

Brick—Are imported from the Pacific coast. Handling and rehandling produces a very large per cent of "bats" and chipping, so but a small per cent of perfect bricks are delivered to builders. Bricks are very expensive.

Other Materials—Stone, terra cotta, structural iron and other high-grade materials are necessarily very expensive from the heavy cost of packing, transportation and breakage.

Durability—Lumber, particularly redwood and Northwest pine, is attacked by a beetle resembling in form a bumble bee, whose habit is to bore into lumber, however erected, and then excavate the interior of the parts attacked until a mere outside shell remains.

This insect, having an antipathy to paint, leaves boards and timbers with the appearance of solidity, but ruined for strength or utility. Likewise certain ants have similar habits, and are destructive. Exposed nails and iron are surprisingly attacked by the salt air. Frequently beginning with the head, rust will in a few years eat and destroy the whole length of a nail, the head being the only exposure.

It is the custom in Hawaii to face brick buildings with cement for the reason brick walls during a wet season become permeated with moisture if unfaced, hence damp on the interior. In the entire absence of artificial heat such interior walls are not easily dried out.

In all buildings in Hawaii it is desirable to avoid spaces in which rats, mice or other vermin may secrete themselves and particularly where inaccessible.

Double wall construction is therefore undesirable and the climate does not require it for warmth.

PROPER CONSTRUCTION.

A material less penetrable by heat than wood, a material that can be cooled by continual currents of air moving through air spaces within the walls, a material fireproof and impervious to moisture, a material that can not be attacked by vermin or insects, a material whose air spaces are entirely protected from vermin, a material whose air spaces are continuous and such as can be used as ventilators throughout the building where desired and in which may be contained all wires, water pipes and plumbing connections, where advisable, a material that is practically indestructible, capable of a large range of shapes and ornamentation and withal inexpensive, would seem particularly desirable for general use, and emphatically so for United States government purposes in permanent residences, barracks, shops, warehouses, etc., etc.

CONCRETE BLOCKS.

The materials I have adopted for the construction above last described and of which the extensive new Territorial Insane Asylum will be built under my directions is concrete formed into hollow blocks of suitable size and shapes, and in appearance similar to grey sandstone. The sand used is very sharp and produced by crushers and sand rolls from volcanic rock. The mixture is made very rich and of great strength. The blocks are so constructed, matched and laid that the hollows are continuous from foundation to the top of the walls, thus forming a series of ventilating flues open at the bottom and top, thus allowing a contin-

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uous circulation of air through the walls, and which may be used for the ventilation of rooms. All openings are guarded by suitable screens. This construction insures a cool building. Sketch A shows the detail. Not only the exterior walls, but the partition walls are constructed of these concrete hollow blocks. Where the floor joists and floors are of wood neither connect with adjoining rooms save the floor boards where there may be doors. The walls are fireproof. By using metal lathing for ceilings and a fireproof deadening material beneath the flooring the whole building becomes practically fireproof and each department independently so. Sketch B shows this in detail.

The use of concrete blocks does away with the necessity of furring strips, lathing and plastering, as the finishing, or putty coat, can be applied directly to the concrete walls. A further advantage is the opportunity, where advisable, to do away with expensive door and window casings, the rounded blocks and wall finish furnishing a substitute as shown in sketch C. This detail of construction permits of great economy and limits strikingly combustible material. Sash weights are accommodated within the hollows of the walls, as shown in sketch D.

It is unnecessary to surround the rooms with a base-board as the white coat comes to the floor, backed by a solid wall, protected, however, by a floor moulding, as shown in sketch E. The installation of pipes, vents, wires, etc., is shown in sketch F.

The style of building can be made attractive at a cost far below that of any other durable material. No other material offers such a combination of advantages at the same cost. Great care and close calculation is necessary in this construction. Certain standards must be maintained to secure a minimum cost and to reach the full advantage of the construction and its possibilities. The architect must be in close communication with the manufacturers of the material during the execution of the plans. The blocks can and should be made at the proposed building site for obvious reasons. I believe I am absolutely correct in claiming this is the one desirable construction for U. S. government buildings in the tropical climate of Hawaii or other tropical climates. Samples of these blocks have been left at my office by the manufacturers, where they are subject to your inspection.

I am at your service at any time you desire further information or assistance.

Yours very truly,
F. W. BEARDSLEE.